



WORK NOT REQUIRING A BUILDING PERMIT

Most projects require permits before the start of construction. However, the following list of items do not require building permits:

1. Cosmetic work such as painting, replacing floor coverings and underlayment, trim work, etc.
2. Detached accessory structures (e.g. utility sheds and play structures) less than 120 square feet of floor area.
3. Window awnings supported by an exterior wall on a dwelling unit when not projecting more than 54 inches.
4. Window replacements when the manufactured frame of the window (nailing flange and existing weather protection) is not altered. See Window Replacement handout for more information.
5. Replacement or repair of less than 100 square feet of an existing roof within any 12-month period.
6. Fences less than six feet high.

Note: Approval from the Planning Division may be required depending on the location of the fence. See the Fence Information page of the Planning Division web site for more information.

7. Retaining walls less than four feet high when no other structure is attached to the retaining wall (height is measured from the bottom of the footing to the top of the wall).
8. Platforms, walks, and driveways not more than 30 inches above grade and not over any basement or story below.

Note: Repair or replacement of public sidewalks or driveway curb cuts requires review and approval by the Public Works Department. They can be contacted at (408) 730-7415 for more information.

Review and approval by the Planning Division may be required prior to issuance of a building permit. Contact a planner at the One-Stop Permit Center or (408) 730-7444 for more information.

9. Movable cases, counters, and partitions not over five feet nine inches high

10. Prefabricated swimming pools meeting all of the following criteria:

- Installed on a single family property,
- Is entirely above ground, and
- Does not exceed 5,000 gallons.
- A fence is required to completely surround the pool or spa not less than 5 feet in height with all gates having a self-closing and self-latching device, with no openings in their horizontal dimension greater than four inches. (Sunnyvale Municipal Code Section 16.44.030.)

Note: Electrical, mechanical, and plumbing permits may be required for any pool equipment.

Depending on the type of pool or spa being installed, review and approval by the Planning Division may be required. Contact a planner at the One-Stop Permit Center or (408) 730-7444 for more information.

11. Repair or replacement of existing toilets and faucets in the same location.

12. Replacement of existing electrical receptacles, switches, and lights (in existing boxes) in the same location and where no change to the outlet or switch type is made.

13. Replacement of overcurrent devices such as circuit breakers & fuses.

Exception: Replacement of a main disconnect does require a permit.

14. Temporary decorative lighting for a dwelling installed for not more than 90 days (such as seasonal Christmas lights).

15. Portable appliances such as heating appliances, ventilating equipment, cooking equipment, cooling units, and evaporator coolers where no change to the existing electrical (receptacles, switches, etc.) or plumbing (gas line, water line, etc.) systems are made.

16. Portable equipment and appliances with listed cord and plug connections.

If you have any questions, please call the City of Sunnyvale Building Division at (408) 730-7444. Information is also available on the Building Division web site at: www.sunnyvalebuilding.com.

